

Annotated Outline

for revisions to the Unified Development Ordinance of the Town of Troutman, North Carolina

The *italicized references* below identify the specific code sections in the existing Troutman UDO that will be revised/replaced/adapted for the corresponding code sections in the updated ordinance.

1.0 GENERAL PROVISIONS

1.1 Title

Establishes a title, "Troutman Unified Development Ordinance (UDO)," to be used as a shorthand reference. ([Section 1.1](#))

1.2 Authority

Describes the statutory authority prescribed for zoning and development regulations in accordance with NCGS 160A-381-382. ([Section 1.2](#))

1.3 Applicability

1.3.1 Jurisdiction

Defines the applicability of the UDO to all public and private development within the corporate limits of the Town of Troutman and the ETJ. ([Section 1.3.1](#))

1.3.2 Exemption

Lists structures and lands where these regulations do not apply ([Section 1.3.2](#))

1.4 Conformance with Adopted Plans

Requires consistency with all adopted plans in accordance with G.S. 160A-383. ([Section 1.4](#))

1.5 Conflicts and Severability

Provides guidance in instances of conflict, both internal and external, and states that if any portion of the UDO is determined by a court to be unconstitutional or invalid, such decision does not affect the remainder of the ordinance. ([Section 1.5](#))

1.6 Zoning Map Interpretations

Establishes the UDO Map and describes the interpretation of boundaries. ([Section 1.6](#))

1.7 Applicability of General Provisions

Describes the applicability of the provisions throughout the jurisdiction, regardless of underlying regulating district. ([Section 2.1](#))

1.8 General Lot Standards

Describes dimension/form-based standards by district including frontage, setbacks, encroachments, access, infill, etc. ([Section 2.2](#))

1.9 Effective Date

Date the regulations become effective (date of adoption). ([Section 1.7](#))

2.0 ZONING DISTRICTS

2.1 Purpose & Applicability

Describes the purpose and intent of zoning districts and their associated standards.

2.2 Establishment of Zoning Districts

2.2.1 Purpose statement for Establishment of Zoning Districts

Requires zoning regulation be by districts in accordance with G.S. 160A-382.

[\(Section 3.1.1\)](#)

2.2.2 Purpose Statement for Base Zoning, Conditional Zoning, and Overlay Zoning Districts

Establishes, organizes, and describes the proposed base districts, conditional zoning districts, and overlay zoning districts. [\(Section 3.1.2-3.1.4\)](#)

2.3 Permitted and Special Uses

2.3.1 Use Matrix and Interpretation

Revise each zoning district's uses permitted by right, with additional requirements and special uses. [\(Revises Section 3.2.1\)](#)

2.3.2 Use Not Expressly Permitted by Right or as a Special Use

Revise uses that are not permitted by right of as a special use.

2.3.3 Other Requirements

Revise additional requirements related to permitted and special uses.

2.4 Conditional Zoning Districts

Establishes conditional zoning districts to allow for more flexibility in development by allowing a variety of uses, lot sizes, housing prices, dwelling unit types, and design requirements. [\(Section 3.4\)](#)

2.5 Overlay Zoning Districts

Establishes overlay districts, including the Watershed Protection District, Flood Protection District, and other as appropriate, for the purpose of imposing additional design, use, or other standards over a base district or districts. [\(Section 3.5 – 3.6\)](#)

3.0 LAND USE PROVISIONS

3.1 Purpose and Applicability

Describes the purpose in establishing standards for principal and accessory uses within each zoning district. [\(Section 3.3.1\)](#)

3.2 Dimensional and Density Regulations

3.2.1 Other Requirements

Lists where to find additional development standards in the document. [\(Section 3.3.2\)](#)

3.2.2 Dimensional Requirements Matrix for Principal Structures

Revise table that lists minimum lot size and yard requirements for principal structures [\(Revises Section 3.3.3\)](#)

3.2.3 Dimensional Requirements Matrix for Accessory Structures

Revise table that lists lot size and setbacks for accessory structures [\(Revise Section 3.3.4\)](#)

3.3 Additional Use Standards

3.3.1 Purpose

Revise regulations with mitigating conditions for existing and other uses not addressed by the zoning categories. [\(Section 4.1\)](#)

3.3.2 Accessory Structures (Residential)

Revise regulations for residential accessory structures [\(Section 4.2\)](#)

3.3.3 Adult Establishments (as a Special Use only)

Revise regulations for adult establishments [\(Section 4.3\)](#)

3.3.4 Animal Services (outdoor kennels)

Revise regulations for animal services structures [\(Section 4.4\)](#)

3.3.5 Automotive, Boat, Heavy Equipment, Manufactured Home Sales and/or Service (as a Special Use only)

Revise regulations for boat, heavy equipment, manufactured home sales and/or service structures ([Section 4.5](#))

3.3.6 Bars and Nightclubs

Revise regulations for bars and night clubs ([Section 4.6](#))

3.3.7 Bed and Breakfast Inns

Revise regulations for bed and breakfast inns ([Section 4.7](#))

3.3.8 Boarding Houses

Revise regulations for boarding houses ([Section 4.8](#))

3.3.9 Cemeteries

Revise regulations for cemeteries ([Section 4.9](#))

3.3.10 Daycare Centers

Revise regulations for daycare centers ([Section 4.10](#))

3.3.11 Drive-Thru (as a Special Use only)

Revise regulations for drive-thru structures ([Section 4.11](#))

3.3.12 Family Campgrounds (Special Use Permit only)

Revise regulations for family campgrounds ([Section 4.12](#))

3.3.13 Family Care Homes

Revise regulations for family care homes ([Section 4.13](#))

3.3.14 Home Occupations

Revise regulations for home occupation structures ([Section 4.14](#))

3.3.15 Manufactured Homes (on individual lots not within a Mobile Home Park)

Revise regulations for manufactured homes ([Section 4.15](#))

3.3.16 Manufactured Home Parks

Revise regulations for manufactured home parks ([Section 4.16](#))

3.3.17 Outdoor Sales

Revise regulations for outdoor sales ([Section 4.18](#))

3.3.18 Outdoor Storage (non-residential) (as a Special Use only)

Revise regulations for non-residential outdoor storage ([Section 4.19](#))

3.3.19 Parking of Recreational and Commercial Vehicles

Revise regulations for recreational and commercial vehicle parking ([Section 4.20](#))

3.3.20 Produce Stands (permanent)

Revise regulations for permanent produce stands ([Section 4.21](#))

3.3.21 Rural Cluster Developments

Revise regulations for rural cluster developments ([Section 4.22](#))

3.3.22 Temporary Uses

Revise regulations for temporary uses ([Section 4.23](#))

3.3.23 Keeping of Livestock

Revise regulations for keeping of livestock ([Section 4.24](#))

3.3.24 Yard Sales

Revise regulations for yard sales ([Section 4.25](#))

3.3.25 Wineries

Revise regulations for drive-thru structures ([Section 4.26](#))

3.3.26 Fairgrounds

Revise regulations for fairgrounds ([Section 4.27](#))

3.3.27 Palmistry/ Palm Reading/ Fortune Tellers/ Psychic Services

Revise regulations for palmistry/palm reading/ fortune tellers/ psychic services ([Section 4.28](#))

3.3.28 Beneficial Landfill (as a Special Use only)

Revise regulations for beneficial landfills [\(Section 4.29\)](#)

3.3.29 Sanitary Landfill (as a Special Use only)

Revise regulations for sanitary landfills [\(Section 4.30\)](#)

3.3.30 Junkyards (as a Special Use only)

Revise regulations for junkyards [\(Section 4.31\)](#)

3.3.31 Agricultural Uses, Commercial (as a Special Use only)

Revise regulations for commercial agricultural uses [\(Section 4.32\)](#)

3.3.32 Farmers Markets

Revise regulations for farmers markets [\(Section 4.33\)](#)

3.3.33 Accessory Dwellings

Revise regulations for accessory dwellings [\(Section 4.34\)](#)

4.0 BUILDING DESIGN REQUIREMENTS

4.1 Purpose and Applicability

Describes the purpose and intent of the site and building design standards established in this chapter as primarily focused on ensuring the high-quality of Troutman's public realm. [\(Section 5.1\)](#)

4.2 General Requirements for All Buildings

Outlines design requirements applicable to all buildings and establishes a clear distinction between administrative standards and discretionary guidelines which direct a formal design review process. [\(Section 5.2\)](#)

4.3 Multi-Family Residential Buildings (Approved by the Design Review Board)

Architectural and building form details for multi-family and single-family attached residential buildings including roofs, garages, façade design, exterior materials, etc. [\(Section 5.3.2\)](#)

4.4 Manufactured Homes (on individual lots not within an MHP) (Approved by the Zoning Administrator)

Building and exterior design standards for manufactured homes [\(Section 5.3.3\)](#)

4.5 Commercial and Mixed Use Buildings (Approved by the Design Review Board)

4.5.1 Commercial and Mixed Use Buildings

Update standards of materials & color, and configuration for commercial and mixed use buildings [\(Section 5.4.1\)](#)

4.6 Civic Buildings (Approved by the Design Review Board)

Update and further define the building standards for civic buildings [\(Section 5.5\)](#)

4.7 Industrial Buildings (Approved by the Design Review Board)

Standards for the building design and form for industrial buildings, including façades and roofs. [\(Section 5.6\)](#)

4.8 Alternative Methods of Compliance

4.8.1 Use of Alternate Plan, Material, or Methods

Revise requirements for alternate building design material, method or plan. [\(Section 5.7.1\)](#)

4.8.2 Approval of Alternate Design

Description of approval process of alternate design. [\(Section 5.7.2\)](#)

4.8.3 Evaluation by Technical Review Committee

Update factors of consideration used in the approval process of the Technical Review Committee. [\(Section 5.7.3\)](#)

4.8.4 Appeal

States ability to appeal decisions of the Zoning Administrator to the Town Board.
([Section 5.7.4](#))

5.0 SITE DESIGN

5.1 LANDSCAPING

5.1.1 Purpose and Applicability

Establishes the purpose and intent for landscape and screening requirements.
([Section 7.1](#))

5.1.2 Tree Preservation and Landscape Protection

Revise minimum tree coverage for subdivisions and preservation standards for existing trees and vegetation. It includes tree and root protection requirements, environmental survey, tree removal permits, and preservation of existing trees to limit clear-cutting. ([Revises Section 6.5](#))

5.1.3 Landscaping Types

5.1.3.1 Type A Landscaping (Buffer with Opaque/Semi-Opaque Screen)

Establishes the types of planting yards that shall be required to screen features, such as parking areas, loading docks, mechanical equipment and certain uses from the public realm and/or adjacent residential uses. Specifications are location and width and composition. ([Section 7.2.1](#))

5.1.3.2 Type B Landscaping (Parking Lot Canopy)

Establishes requirements for landscaping the interior of parking areas. Specifications include the location of trees and the composition. ([Section 7.2.3](#))

5.1.3.3 Type C Landscaping (Street Trees)

Revise requirements for the planting of trees within the public right-of-way, typically in a planting strip between the curb/street pavement and the sidewalk. Requirements are differentiated by corridor type and fronting use. Specifications include location and number of trees, as well as, their composition. ([Revises Section 7.2.4](#))

5.1.3.4 Type D Landscaping (Residential Yard Trees)

Establishes requirements for the planting of trees on private property in every subdivision. Standards include the number of trees required based on lot size, and composition of landscaping. ([Section 7.2.5](#))

5.1.3.5 Other Screening & Landscaping

Provides screening requirements for open storage and unenclosed structures, trash handling areas, service entrances, loading docks or spaces, watershed buffers, etc. ([Section 7.2.6](#))

5.1.4 Landscaping & Screening Installation and Maintenance

Establishes standards for new plantings, including minimum size, time of installation, performance bond requirements, maintenance requirements, and alternate methods of compliance. ([Section 7.3](#))

5.1.4.1 Approved Plant List

Provides a list of approved plantings for the public and private sectors including large and small maturing trees, and shrubs. ([Section 7.3.1](#))

5.1.4.2 General Installation Provisions

Lists standards on how landscaping should be installed ([Section 7.3.2](#))

5.1.4.3 Wall, Fence, and Berm Standards

Updates requirements for screening alternatives, such as a wall, fence, or berm. ([Section 7.3.3](#))

5.1.4.4 Plant Standards and Plant Installation Standards

Standards for the planting of new plant material as part of a screen ([Section 7.3.4](#))

5.1.4.5 Landscaping Maintenance

Standards for the maintenance of all plantings including walls or berms. ([Section 7.3.5](#))

5.1.4.6 Relief to Landscaping Requirements

Explains process for a developer who needs to be exempt from some or all of landscaping requirements based on unusual topography, changes in elevation, etc. ([Section 7.3.6](#))

5.1.4.7 Existing Landscaped Areas

Sets standards for existing landscaped areas on the same tract as proposed development. ([Section 7.3.7](#))

5.1.4.8 Visibility at Intersections

Sets planting standards for corner lots to maintain visibility at intersections. ([Section 7.3.8](#))

5.1.4.9 Installation of Landscaping Required Prior to Occupancy

Defines improvement guarantees, default of completing requirements, and release of guarantee security standards for fences, walls, berms, and landscaping materials. ([Section 7.3.9](#))

5.2 Lighting

5.2.1 Purpose & Applicability

Establishes the purpose and intent for lighting requirements.

5.2.2 Outdoor Lighting for Individual Sites

Revises lighting design, location, mounting, and illumination requirements for individual development sites ([Section 8.7.1](#))

5.2.3 Street Lighting Provisions

Defines street lighting design standards including minimum average street light spacing, fixture type and placement. ([Section 8.7.2](#))

5.2.4 Decorative Lighting

States process by which to request decorative lighting in a neighborhood or larger development, based on approval by the Town Manager. ([Section 8.7.3](#))

5.2.5 Standards for Acceptance of Lighting by Town

States conditions in which town would take over monthly billing and maintenance of street lighting. ([Section 8.7.4](#))

5.2.6 Individual Residential Lighting

Defines standards by which individual residential lighting can be requested by the public and installed by the town. ([Section 8.7.5](#))

5.2.7 Lighting in Annexation Areas

States standards by which street lighting is installed after a neighborhood's annexation within the town's limits. ([Section 8.7.6](#))

5.2.8 Removal of Street Lighting

States process by which an individual homeowner or neighborhood organization can request to the removal of a street light. ([Section 8.7.7](#))

5.3 Parking

5.3.1 Purpose & Applicability

Establishes the purpose and intent for parking requirements. ([Section 8.1](#))

5.3.2 Parking General Provisions

Update general standards for parking in Troutman. These address the purpose of well-design parking and requirements for all new development except single-family detached residential and duplexes. ([Section 8.1](#))

5.3.3 Parking Requirements & Location

Revise minimum and maximum ratios for automobile and bicycle parking areas through a Use Type/Required Parking Spaces matrix. Includes standards for the provision of satellite parking, disabled parking, shared/combined parking allowances and payments in lieu of parking for development in certain zoning districts. ([Revises Section 8.2](#))

5.3.4 Shared Parking and Parking Connectivity

Update standards for shared off-street parking between two uses, and the required connectivity between parking lots. ([Section 8.3](#))

5.3.5 Loading Area Requirements

Defines off-street loading area requirements for all non-residential uses greater than 5,000 square feet. The required number of loading spaces are provided based on the gross floor area. ([Section 8.5](#))

5.3.6 Driveways

Defines dimensions and orientation of driveways. Revise to include requirements for lot access for narrow lots, townhomes, and multifamily. ([Revises Section 8.6](#))

6.0 SIGNS

6.1 Purpose and Applicability

Establishes the purpose and intent for sign regulations throughout the town and its ETJ to complement various land uses. ([Section 11.1](#))

6.2 General Provisions

6.2.1 Requirements Table

Revise regulations and establish a table to define design, maximum number, area, height, and setbacks of signage. ([Revises Section 11.2.1-11.2.5](#))

6.2.2 Sign Illumination

Standards for illuminating signs ([Section 11.2.6](#))

6.2.3 Maintenance and Upkeep of Signs

Standards for the maintenance and upkeep of signs including their structural condition and appearance. ([Section 11.2.7](#))

6.2.4 Removal of Signs in the Right-of-Way

States right for the Zoning Administrator to remove any sign places on public property or public right-of-way. ([Section 11.2.8](#))

6.3 Signs Not Requiring a Permit

Revise list of sign types that do not require a permit. ([Section 11.3](#))

6.4 Signs That Require a Permit

6.4.1 Signs Permitted by Zoning District

Revise table that lists sign types permitted, allowed for civic uses only, allowed with illumination, permitted on home occupation on major thoroughfares, and signs allowed as part of an approved signage plan. ([Section 11.4.1](#))

6.4.2 Sign Requirements by Type

Revise list of requirements for each sign type, including number, location, and size.

([Section 11.4.2](#))

6.5 Prohibited Signs

Lists sign types that are exempt from the provisions of this chapter and those which are expressly prohibited within the town and it's ETJ. ([Section 11.5](#))

7.0 SUBDIVISION & LAND DEVELOPMENT

7.1 Purpose and Applicability

Describes the purpose of this chapter to provide standards for the development of subdivisions. ([Section 3.4.1](#))

7.2 Types of Green Space

Establishes requirements for including green space in land development and the minimum requirements for different types.

7.3 General Provisions for Open Space

Establishes general requirements for all types of open space permitted in subdivisions.

7.4 Minimum Open Space Dedication

Establishes the minimum amount of space to be reserved for open space within a subdivision based on tract size. ([Section 3.4.2](#))

7.5 Greenways and Sidewalks

Establishes requirements for greenways and sidewalks within subdivisions, including location, size, and connectivity.

7.6 Water and Sewer

Defines standards for water management on site and town sewer standards to be met for subdivisions and land development.

7.7 Street Design Standards

Establishes required street sections for various development contexts and defines how they relate to the overall street network.

7.7.1 Conformance with Comprehensive Transportation Plan

Statement that all street design standards must be in conformance with the Comprehensive Transportation Plan.

7.7.2 Traffic Impact Analysis

Requirements for a traffic impact analysis to be completed to see how development will affect congestion and how those impacts can be mitigated.

7.7.3 Street Classifications

Requires for all new streets within the subdivision to be classified based on how they relate to the overall street network.

7.7.4 Connectivity and Cul-de-sacs

Defines standards for minimum connectivity of streets and occasions in which cul-de-sacs may be permitted.

7.7.5 Blocks

Defines minimum and maximum block size to create more flexible blocks based on use and a walkable environment.

7.7.6 Reserve Strips and Half Streets

Defines minimum requirements for preserving and plotting land to avoid half streets and to reserve strips along right-of-way.

7.7.7 Marginal Access Streets

Definitions of when marginal access streets are permitted, and standards for their design.

7.7.8 Street Names & Signs

Standards for the process of naming streets, as well as, the design and maintenance of street signage.

7.7.9 Turning Lanes

Standards for when to include turning lanes on streets within subdivisions.

7.7.10 Bridges

Standards for the design and construction of bridges on streets within subdivisions.

7.7.11 Utilities, Street Lights and Storm Drainage within Streets

Defining standards for utilities, street lights, and storm drainage on streets within subdivisions.

7.7.12 Connection to Streets

Defines requirements for the number of connection points within the subdivision and with the surrounding street network.

7.9 Greenways and Sidewalks

7.9.1 Greenways

Standards for dedicating space and completing greenway facilities to implement the Greenway Master Plan where applicable.

7.9.1 Sidewalks

Standards for sidewalks including location, dimension, and design.

7.10 Water and Sewer

Defines standards for water management on site and town sewer standards to be met for subdivisions and land development. This includes main extensions, connection fees, facilities, utility easements, etc.

8.0 WATER MANAGEMENT

8.1 Purpose and Applicability

Establishes the purpose and intent for water management.

8.2 Watershed Overlay District

Outlines the applicability and administration of the watershed protection regulations according to state-mandated water supply watersheds. Defines the standards for all protected watersheds designated by the State Environmental Management Commission. [\(Section 3.5\)](#)

8.3 Flood Damage Prevention Overlay District

Outlines the applicability and administration of the flood damage prevention regulations according to state-mandated water supply watersheds. Defines the standards for all flood damage prevention designated by the State Environmental Management Commission. [\(Section 3.6\)](#)

8.4 Stormwater Management

Revise the standards for stormwater management including a management plan, design storms, types of stormwater conveyances, types of improvement, curb and gutter, easements, adoptions of standards, obstruction of drainage channels, and grading standards. [\(Revises Section 8.5\)](#)

9.0 ADMINISTRATION

9.1 Purpose & Applicability

Describes the purpose of this chapter to provide standards for the development review process, including application contents, fees, submission packet, etc. [\(Section 9.1\)](#)

9.2 Review Process & Applicability

9.2.1 Development Review Matrix

Revise matrix that lists the review, advise, final decision, and appeal process responsibilities for each administrative body ([Revises Section 9.1](#))

9.2.2 Rezoning Provisions

Procedure and standards for the rezoning process, including conditional zoning district rezonings and developments. ([Section 9.13](#))

9.2.3 Vested Rights Procedures

Procedure and standards for the application, process, criteria, approval, and expiration of vested rights. ([Section 9.14](#))

9.3 Administrative Permits

9.3.1 Zoning Permits

Standards for the zoning permit process including the expiration, records, conditions for approval for permits, as well as, occasions when a zoning permit is not required. ([Section 14.2](#))

9.3.2 Certificate of Occupancy

States the requirements for a certificate of occupancy to assure the structure is in compliance with the zoning permit and town ordinances. ([Section 14.3](#))

9.3.3 Administrative Modification of Standards

Establishes the conditions under which the Administrator may grant a waiver or deviation to the standards of this code.

9.4 Site Plans & Subdivisions

9.4.1 Site and Subdivision Improvement Requirements

Provisions for schools site reservations, special exemptions for relief from hardships, and issuance of zoning permits and conveyance of subdivision lots. ([Section 9.11](#))

9.4.2 Sketch Plan Review Process (All Submittals)

Procedure and standards for sketch plans, which introduces the potential application for development to the Town Staff and potential applicants with the Town Standards. ([Section 9.3](#))

9.4.3 Concept Plan Review Process

Procedure and standards for concept plans, which allows the Town to consider the general design for a development proposal. ([Section 9.4](#))

9.4.4 Exception Plats

This section includes the exception note, review officer certificate, and certificate of ownership and dedication for the platting process. ([Section 10.2](#))

9.4.5 Minor Subdivision Review Process

Procedure and standards for minor subdivision review, providing one-time relief for applicants. ([Section 9.5](#))

9.4.6 Preliminary Plat Review Process (Major Subdivisions)

Revise procedure and standards to review major subdivisions to ensure they comply with the Town's standards for lot development and public improvements. ([Revise Section 9.6](#))

9.4.7 Engineering Document & Improvement Plan Review Process

Procedure and standards for submitting engineering documents and improvement plans for review and approval. ([Section 9.7](#))

9.4.8 Final Plat Review Process (Major & Minor Subdivisions)

Procedure and standards for completion of the subdivision process. ([Section 9.8, 10.3, 10.4](#))

9.4.9 Site Plan Review Process

Revise procedure and standards to ensure the proposed development complies with the code. Required for all new development and redevelopment except for single family residences. ([Revises Section 9.9](#))

9.5 Appeals & Variances

9.5.1 Right of Appeal

States the right to appeal a disapproval or ruling of the Zoning Administrator. ([Section 14.4](#))

9.5.2 Variances

The procedure for applicants to request a variance to the standards of this ordinance.

9.6 Conditional Districts & Special Use Permits

9.6.1 Special Use Permit Provisions

Procedure and standards for special uses and their compatibility with surrounding development and keeping within the zoning district in which they are located. ([Section 9.12](#))

9.6.2 Conditional Districts

Procedure for the use of Conditional Districts combining both a rezoning and a concept plan.

9.7 Map & Text Amendments

9.7.1 Purpose

States the purpose to provide procedures for amending the text of these regulations and the zoning classification of land as shown on the zoning map. ([Section 13.1](#))

9.7.2 Authority

States Town Board's authority to amend or repeal the text of these regulations and the classification of any parcel of land. ([Section 13.2](#))

9.7.3 Amendment Initiation

Regulations by which to initiation the amendment process. ([Section 13.3](#))

9.7.4 Amendment Approval Processes Section

Includes general provisions for text amendments, standard rezoning and, conditional zoning district rezoning. ([Section 13.4](#))

9.7.5 Content of Amendment Application

Provides standards for map and amendments. ([Section 13.5](#))

9.7.7 Planning Board Review and Recommendation

States the process for the Planning Board to review applications and recommendations from the Zoning Administrator ([Section 13.7](#))

9.7.8 Public Notice

Standards for giving publicnotice on zoning text and map amendment applications. ([Section 13.8](#))

9.7.9 Town Board Action

States Town Board's actions as they relate to protest petitions and decisions. ([Section 13.9](#))

9.7.10 Notification of Decision

States the process for the Town Board's notification of their decisions on applications. ([Section 13.10](#))

9.7.11 Resubmission of Petition

States the process for resubmission of applications and petitions to the Town Board. ([Section 13.11](#))

10.0 ADMINISTRATIVE BODIES

10.1 Purpose & Applicability

Revises the purpose of this chapter to provide descriptions, roles and responsibilities of the administrative bodies. ([Section 9.1](#))

10.2 Zoning Administrator

Revises the duties of the Administrator including general responsibilities to carry out and enforce the ordinances, remedy violations, and issue permits. ([Revises Section 14.1](#))

10.3 Planning Board

Revises the authority and defines responsibility and membership for members of the Planning Board. ([Revises Section 15](#))

10.4 Board of Adjustment

Revises the authority and defines responsibility and membership for members of the Board of Adjustment. It defines membership terms, meetings and procedures, administration, variances, special use permits, and nonconformities. ([Revises Section 16](#))

10.5 Design Review Board

Revises the authority and defines responsibility and membership for authority and duties, membership, and meetings and procedures. ([Revises Section 17](#))

11.0 NONCONFORMITIES

11.1 Purpose & Applicability

States the purpose of this chapter to regulate and limit the continued existence of uses and structures established prior to the effective date of this Ordinance. ([Section 12.1](#))

11.2 Nonconforming Uses

Addresses nonconforming uses of land. ([Section 12.2](#))

11.3 Nonconforming Structures

Addresses nonconforming principal and accessory structures. ([Section 12.3](#))

11.4 Nonconforming Lots

Addresses nonconforming lots. ([Section 12.4](#))

11.5 Nonconforming Signs

Addresses nonconforming signs including removal and replacement. ([Section 12.5](#))

11.6 Nonconforming Landscaping & Buffering

Addresses nonconforming landscaping and buffering. ([Section 12.6](#))

11.7 Nonconforming Parking or Loading

Addresses nonconforming parking and loading areas. ([Section 12.7](#))

11.8 Nonconforming Junkyards & Landfills

Addresses nonconforming junkyards and landfills. ([Section 12.8](#))

11.9 Nonconforming Manufactured Homes

Addresses nonconforming manufactured homes on individual lots and in home parks. ([Section 12.9](#))

12.0 VIOLATIONS

12.1 Purpose & Applicability

States the purpose of this chapter to address violations of the code.

12.2 Remedies

Establishes the authority for a zoning administrator, Iredell County Building Inspector, Town Authority, or anyone who is damaged by a violation to take action on violators of the ordinances. ([Section 14.5](#))

12.3 Complaints Regarding Violations

Establishes right for any person to file a written complaint to be filed with the Zoning Administrator. ([Section 14.6](#))

12.4 Penalties

Defines remedies and enforcement mechanisms which may be used to enforce the provisions of the UDO including criminal penalties, equitable remedies, injunctions, orders of abatement, civil penalties, execution of court decisions, stop work orders, and revocation of permits. ([Section 14.7](#))

13.0 DEFINITIONS

13.1 Purpose & Applicability

Describes the objective of the definitions to be used for the purpose of interpreting the ordinance. ([Section A.1](#))

13.2 Rules of Construction

Defines how certain words, concepts, or ideas should be interpreted. ([Section A.2](#))

13.3 Use Definitions

Defines all the uses established in the UDO. ([Section A.3](#))

13.4 General Definitions

Consolidates and updates the various definitions within the UDO. ([Section A.3](#))

13.5 Specialized Definitions

Consolidates and updates the various definitions which are applicable only to certain sections or chapters of the UDO (e.g., definitions related to flood damage prevention). ([Section A.3](#))